



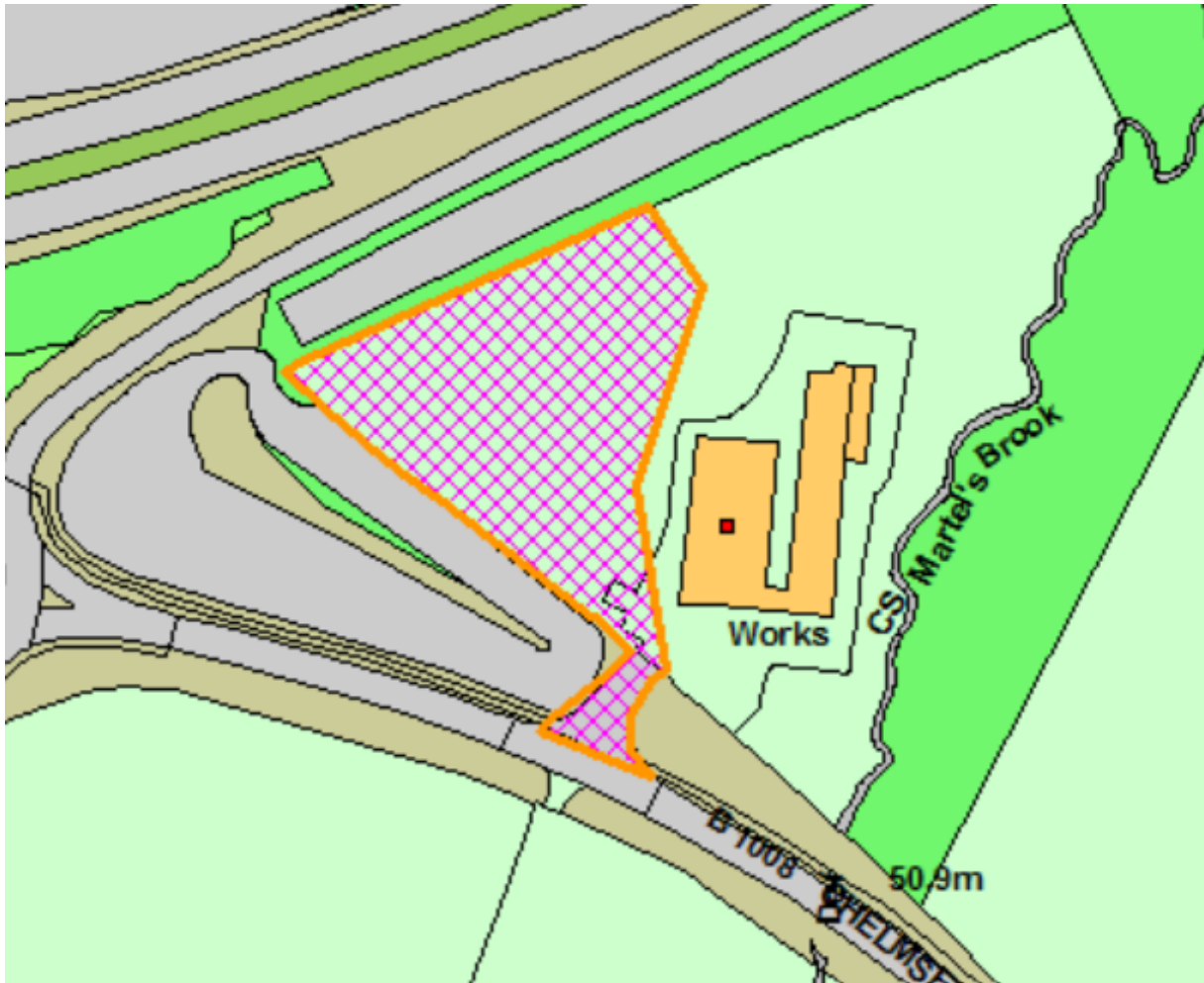
ITEM NUMBER: 12

PLANNING COMMITTEE DATE: 27 September 2023

REFERENCE NUMBER: UTT/23/1362/DFO

LOCATION: Barnston Warehousing, Chelmsford Road, Great Dunmow

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: September 2023

PROPOSAL: Details following outline application UTT/20/2417/OP (partial site redevelopment comprising erection of two industrial buildings together with associated engineering works access and landscaping), details of appearance, landscaping, layout and scale)

APPLICANT: The Eccles Family

AGENT: Andrew Stevenson Associates

EXPIRY DATE: 25 August 2023

EOT EXPIRY DATE: 29 September 2023

CASE OFFICER: Mr Lindsay Trevillian

NOTATION: Outside Development Limits, Part Flood Zone 2 and 3.

REASON THIS APPLICATION IS ON THE AGENDA: Major Application

1. EXECUTIVE SUMMARY

- 1.1** This application seeks approval of details following the granting of outline planning under reference UTT/20/2417/OP whereby permission was granted for:
- 1.2** Outline application, with matters of landscaping and appearance reserved, for partial site redevelopment comprising erection of two industrial buildings together with associated engineering works access and landscaping.
- 1.3** The principle of the development along with the details of Access have been approved at outline stage by the Council, leaving the details for consideration as part of this reserve matters application being Appearance, Layout, Scale and Landscaping.
- 1.4** The proposals generally comply with the indicative illustrative plans that formed part of the outline consent in respect to layout, and scale. The design and appearance of the buildings generally conform with the required standards and appropriate parking provision has been provided.

- 1.5 The proposals comply with the guidance and standards as set out within the Adopted Local Plan (2005), relevant Supplementary Planning Documents, The Great Dunmow Neighbourhood Plan, and the National Planning Policy Framework. It has thereby been recommended that this reserve matters application relating to details concerning Appearance, Scale, Layout and Landscaping be approved in association with outline permission reference UTT/20/2417/OP.

2. **RECOMMENDATION**

That the Strategic Director of Planning be authorised to **GRANT** permission for the development subject to those items set out in section 17 of this report -

A) Conditions

3. **SITE LOCATION AND DESCRIPTION:**

- 3.1 The area of land subject to this planning application relates to the land known as 'Barnston Warehousing, Chelmsford Road, Great Dunmow, Essex.' The extent of the application site is as shown by the land edged in red on the site location plan submitted in support of this application.
- 3.2 The application site comprises an area of 0.46 hectares and is characterised as vacant industrial and storage land. The site is reasonably close to the facilities of Great Dunmow, with the main town centre facilities approximately 0.5 km away, and related industrial uses adjoining. Within the application ownership boundaries, there is established large warehouses occupied by Active Products UK Ltd at 2 -storey and single storey in scale, with pitched roofed brick and clad buildings.
- 3.3 Access to the A120 is to the north of the application site. Existing landscape planting is found to the southwest boundary of the site

4. **PROPOSAL**

- 4.1 This application relates to the reserved matters following a decision made by the Council on 25th November 2021 to allow outline planning permission which was for partial redevelopment comprising the erection of two industrial buildings together with associated engineering works access and landscaping under application reference UTT/20/2417/OP.
- 4.2 Access to the development was approved as part of the outline application which established access to the site. Access to the site utilises the existing entrance off Chelmsford Road to the Active products site.
- 4.3 The reserve matters for consideration relates to Appearance, Layout, Scale and Landscaping for the erection of the two industrial buildings.

- 4.4 The proposed buildings are indicated to be of single storey scale, with open warehouse space, office, staff welfare areas, and wc, including accessible wc, at ground floor level, mezzanine offices are found at first floor level. Roller shutter doors are found to the south, elevations, with window openings at ground and first floor level to the south and north elevations; roof lights are also indicated to the north elevation, with Photovoltaics to the south elevation. A total of 5 units are proposed within the two buildings.

5. **ENVIRONMENTAL IMPACT ASSESSMENT**

- 5.1 The proposal falls within 10(a) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regs). However, the proposal is for a relatively modest industrial-led development. There would be localised effects on the site and surrounding area, but these would not likely result in significant effects on the environment, either alone or cumulatively with other development. Therefore, an Environmental Impact Assessment was not required as part of this reserve matters application.

6. **RELEVANT SITE HISTORY**

- 6.1 A search of the Councils records indicates the following relevant recorded planning history for the application site:
- 6.2 UTT/20/2417/OP - Outline application, with matters of landscaping and appearance reserved, for partial site redevelopment comprising erection of two industrial buildings together with associated engineering works access and landscaping.
- 6.3 The above application was approved under delegated powers on 25th November 2021 subject to the imposition of conditions.
- 6.4 UTT/1029/79/OP Proposed new warehouse building to extend present accommodation. Approved 05/11/1979
- 6.5 UTT/1473/90 Proposed extension to warehouse and conversion of part of roof space over office to offices & alteration to access Approved 10/05/1991.

7. **PREAPPLICATION ADVICE**

- 7.1 Paragraph 39 of the NPPF states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties and that good quality pre-application discussions enable better coordination between public and private resources, and improved results for the community.
- 7.2 No pre-application discussions were held between the Applicant and officers of the Council prior to the submission of this application.

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 National Highways – No Objection

8.1.1 We completed our review of the submitted supporting documents in relation to this application. With this application related to appearance, landscaping, layout and scale, there would be no severe impact on the A120 Strategic Road Network (SRN). Therefore, National Highways offers no objection.

8.2 ECC Highway Authority – No Objection

8.2.1 The highway authority has no comments to make in relation to this reserved matters application. Please note that our response to the outline permission (UTT/20/2417/OP) remains relevant, and we ask that all highway related conditions and obligations remain unchanged.

8.3 ECC Flooding Authority – No Objection

8.3.1 The LLFA has no comments to make in relation to this DFO application. Please note our response to outline planning permission remains relevant.

9. TOWN COUNCIL COMMENTS

9.1 Great Dunmow Town Council and Transport Committee met on 15th June 2023 to consider this application and wish to support the proposed application although Members have raised concerns over noise, light and the effect on wildlife.

10. CONSULTEE RESPONSES

10.1 UDC Environmental Health – No Objection

10.1.1 Confirmed that they have reviewed the supporting documentation and that they had no objections to the proposals subject to imposing conditions if permission is approved in relation to noise, construction, air quality, and lighting.

10.2 Place Services (Ecology) – No Objection

10.2.1 The ecologist confirmed that they have review all supporting documentation and confirmed that subject to securing appropriate mitigation measures by way of imposing conditions if permission is approved, no detrimental harm would occur to protected and priority species or their habitats.

10.3 Place Services (Archaeological) – No Objection

10.3.1 The Historic Environment Advisor confirmed that they had no objections to the proposals subject to the suggested conditions if permission is approved for the need of a programme of trial trenching followed by open excavation prior to works commencing on site.

10.4 Anglian Water – No Objection

10.4.1 Having reviewed the development, there is no connection to the Anglian Water sewers, we therefore have no comments.

10.5 NATS Safeguarding – No Objection

10.5.1 The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal

10.6 Aerodrome Safeguarding (MAG) – Holding Objection.

10.6.1 The Safeguarding Authority for Stansted Airport has assessed this proposal and its potential to conflict aerodrome Safeguarding criteria. We require further information and therefore must issue a holding objection until the following details have been confirmed:

10.6.2 The SuDS attenuation is via a 370sqm soakaway or drainage pond. No details of this are available at this time. If the detention basins are to hold water on a regular basis, then this has the potential to attract and support hazardous birds. Therefore, we seek assurances that the detention basins will hold water only during and immediately after an extreme rainfall event (1:30 years or greater) and that drains leaving a dry basin within 72 hours.

10.6.3 If members of mindful of approving permission for the proposals, the above information can be provided by way of imposing a condition on the decision notice prior to works commencing on the site.

10.7 Cadent Gas – No Objection

10.7.1 After receiving the details of your planning application, we have completed our assessment. We have no objection in principle to your proposal from a planning perspective.

10.8 Gigaclear – No Objection

10.8.1 Advised the developer that the accuracy of the Gigaclear network cannot be guaranteed, that they undertake hand dug trial holes prior to commencing any of your works.

10.9 UK Power Networks – No Objection

10.9.1 Provided advice to the developer that Should their excavation affect our Extra High Voltage equipment (6.6 KV, 22 KV, 33 KV or 132 KV), please contact us to obtain a copy of the primary route drawings and associated cross sections.

10.10 National Gas – No Objection

10.10.1 Regarding planning application UTT/23/1362/DFO, there are no National Gas Transmission assets affected in this area.

11. REPRESENTATIONS

11.1 The application was advised by sending letters to adjoining occupiers, posting a site notice on site and publishing a notice in the local paper. No representations have been received at the time of writing this report.

12. MATERIAL CONSIDERATIONS

12.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, The Development Plan and all other material considerations identified in the “Considerations and Assessments” section of the report. The determination must be made in accordance with the plan unless material considerations indicate otherwise.

12.2 Section 70(2) of the Town and Country Planning Act requires the local planning authority in dealing with a planning application, to have regard to

- a) The provisions of the development plan, so far as material to the application:
 - (aza) a post-examination draft neighbourhood development plan, so far as material to the application,
- b) any local finance considerations, so far as material to the application, and
- c) any other material considerations.

12.4 The Development Plan

12.4.1 Essex Minerals Local Plan (adopted July 2014)
Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)
Uttlesford District Local Plan (adopted 2005)
Felsted Neighbourhood Plan (made February 2020)
Great Dunmow Neighbourhood Plan (made December 2016)
Newport and Quendon and Rickling Neighbourhood Plan (made June 2021)
Thaxted Neighbourhood Plan (made February 2019)
Stebbing Neighbourhood Plan (made July 2022)
Saffron Walden Neighbourhood Plan (made October 2022)

Ashdon Neighbourhood Plan (made December 2022)
Great & Little Chesterford Neighbourhood Plan (made February 2023)

13. POLICY

13.1 National Policies

13.1.1 National Planning Policy Framework (2021)

13.2 Uttlesford District Local Plan 2005

13.2.1 S7 (The Countryside)
GEN1 (Access)
GEN2 (Design)
GEN3 (Flood Protection)
GEN4 (Good Neighbourliness Policy)
GEN5 (Light Pollution)
GEN7 (Nature Conservation)
E3 (Access to Workplace)
ENV11 (Noise Generators)
ENV13 (Exposure to Poor Air Quality)
ENV14 (Contaminated Land)

13.3 Great Dunmow Neighbourhood Plan

13.3.1 DS10: (Eaves Height)
DS11: (Rendering, Pargetting and Roofing)
LSC1: (Landscape, Setting and Character)
E1: (Employment Land)

13.4 Supplementary Planning Document or Guidance

Uttlesford Local Residential Parking Standards (2013)
Essex County Council Parking Standards (2009)
Supplementary Planning Document – Accessible homes and playspace
Supplementary Planning Document – Developer’s contributions
Essex Design Guide
Uttlesford Interim Climate Change Policy (2021)

14. CONSIDERATIONS AND ASSESSMENT

14.1 The issues to consider in the determination of this application are:

- 14.2**
- A) Whether the layout, scale, and appearance of the proposal is acceptable.**
 - B) Access and Parking**
 - C) Landscaping**
 - D) Whether the proposal would cause harm to the amenities of adjoining property occupiers**
 - E) Other Issues**

14.3 A) Whether the layout, scale, and appearance of the proposal is acceptable.

14.3.1 The scope of outline permissions and reserved matters approval is governed by Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (“the DMPO”). It limits reserved matters approval to issues of: access; appearance; landscaping; layout; and scale. Relevant to this application, it provides the following definitions:

- 14.3.2**
- **‘layout’** means the way in which buildings, routes and open spaces within the development are provided, situated, and orientated in relation to each other and to buildings and spaces outside the development.
 - **‘scale’** means the height, width and length of each building proposed within the development in relation to its surroundings.
 - **‘appearance’** means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, and texture.
 - **‘landscaping’**, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes:
 - (a) screening by fences, walls or other means;
 - (b) the planting of trees, hedges, shrubs or grass;
 - (c) the formation of banks, terraces or other earthworks;
 - (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
 - (e) the provision of other amenity features.

14.3.3 The details of the reserved matters application must be in line with the outline approval, including any conditions attached to the permission.

14.3.4 Where outline planning permission has been granted such as in this case, reserving care should be taken in assessing the interrelationship between (a) such details granted and (b) whether the details submitted for reserved matters’ approval constitutes a material departure from the former within the context of the nature of the development (its site and surroundings), as part of the planning judgement of the decision maker.

14.3.5 Referring the proposals, such a judgment might be informed by a comparison between the ratio of the footprints, scale and size of the new buildings. But it would not necessarily be determined by it. It might also need to be considered the significance to be attached to the various dimensions, orientation, and text marked on the [outline] Site Plan in the context of the nature of the development, the site to which the outline planning permission related and its surroundings.

14.3.6 This section of the report assesses matters of layout, scale, and appearance, whilst matters of landscaping is address further below in Section C.

14.3.7 Layout:

14.3.8 A layout shows how routes and blocks of development are arranged and relate to one another to create streets, open spaces, and buildings. It defines the structure or settlement pattern; the grain - the pattern of development blocks and plots; and the broad distribution of different uses, and their densities.

14.3.9 Figure 1 below shows the indicative site layout plan that was approved by the Inspector.

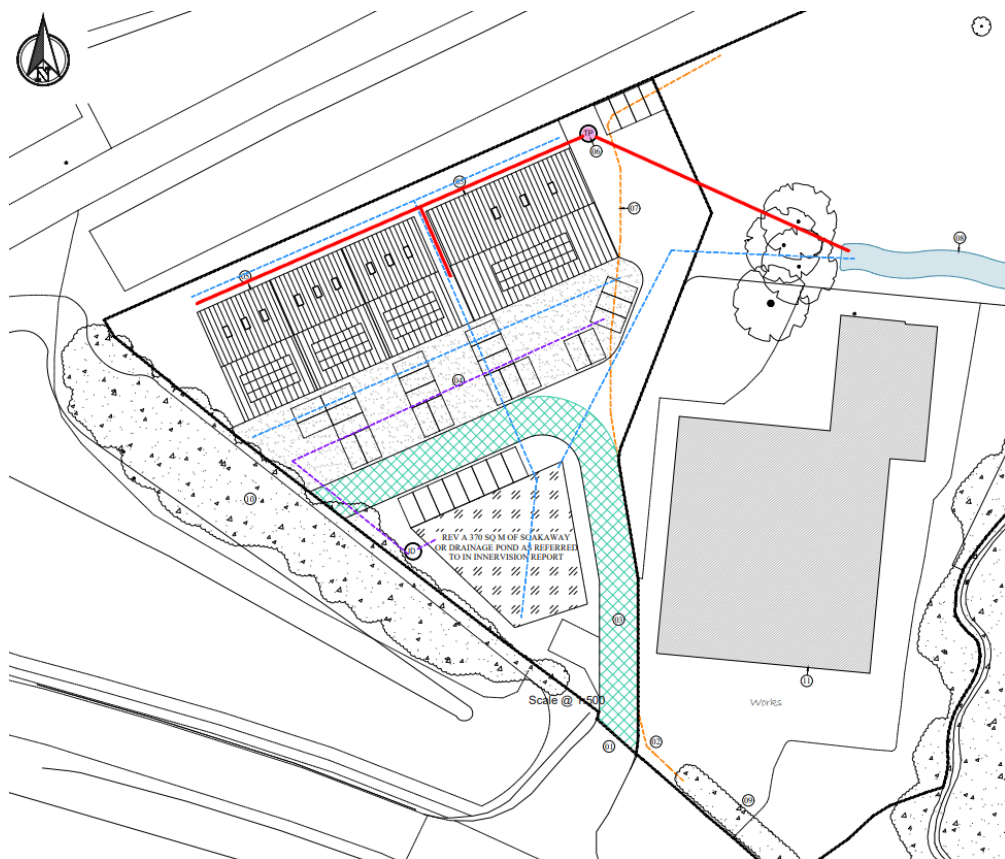


Figure 1: Approve indicative site Layout plan - UTT/20/2417/OP

14.3.10 The proposed layout the buildings, are generally located in the same location as that set out on the above indicative plan submitted with the outline.

14.3.11 The site is still generally characterised by a single driveway extending from the shared vehicle access off 'Chelmsford Road' at the southern edge of the site. The driveway will extend pass an open SUDs basin located towards the front of the site reaching out to the two buildings located at

the rear of the adjacent the northern boundary. Off street parking and a turning area for larger vehicles are in front and to the side of the building. The scheme will be internally facing due to the landscaping buffers around the perimeters of the site.

14.3.12 The layout positively responds to the site constraints and the arrangement of buildings has considered the site's specific context, specifically with respect to providing an appropriate interface between adjoining buildings and the natural environment.

14.3.13 The proposals by reason of its appropriate layout of its buildings and spaces would result in a well-designed development that will have a positive and coherent identity for the future employers and visitors.

14.3.14 Scale:

14.3.15 Scale is the height, width and length of each building proposed within a development in relation to its surroundings. This relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings, and to the scale of their parts.

14.3.16 The outline application and accompanying supporting documentation assumed that the buildings would be single storey consisting of mezzanine offices at first floor level. Figure 2 below identifies the approved indicative elevation plans that formed the outline application.



Figure 2: Approve indicative elevation Plans - UTT/20/2417/OP

14.3.17 The applicant has applied consideration in the design rationale behind the scale of the development considering the constraints of the site, the surrounding buildings, and the natural environment. In terms of height, the scale of the buildings is like that of which was approved indicatively as part of the outline application. The only notable difference is that the larger building containing three units is now proposed to increase its ridge height

so that it matches the ridge height of the two-unit building. The slight alteration is minor and not considered to be a departure from the outline consent granted by the Inspector.

- 14.3.18** The scale of the buildings is appropriate in relation to the character and appearance of the surrounding area. The buildings have been sensitively integrated within the tradition-built context using proportions, roof forms and details that would be typical of commercial/industrial buildings on the edge of town and similar to surrounding buildings ensuring a subservient and well-proportioned buildings.
- 14.3.19** The proposals generally adopt typical building forms, composition, articulation, and proportions in the locality and thus the scale and form of the proposals are deemed to be appropriate.
- 14.3.20** Appearance:
- 14.3.21** Appearance is the aspects of a building or space within the development which determine the visual impression the building or space makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour, and texture.
- 14.3.22** The materials used for a building affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. The scale, form, and appearance of a building influence what materials may be appropriate for its construction. Materials should be practical, durable, affordable, and attractive. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings.
- 14.3.23** The buildings will utilise materials and finishes which can be found in the surrounding locality. External materials will range from dark grey facing brickwork, micro-ribbed composite panelling in grey, tegular profiled steel twin skin cladding in silver for the walls, and the main roof and eaves will be finished in profiled steel roofing in merlin grey. Full details of the external finishing have been provided in drawing ref: SOF (External Finishes Schedule)
- 14.3.24** Shutter doors, window and door openings have been arranged to emphasise the visual strength of the facades by allowing as much as possible wide solid piers as between openings and to help provide a symmetrical and balanced appearance.
- 14.3.25** The architectural treatment has been designed to provide a cohesive development, whilst creating individuality to the buildings and interest in the local area and is considered to comply with existing policy. The scheme proposes to interpret the Essex vernacular in a modern way, using contemporary building forms and materials.

14.3.26 The proposals seek to respond to the location of the site on the edge of the town and provide a good quality development. The vernacular, architectural detailing and features will respond and contribute to local character.

14.4 B) Access and Parking

14.4.1 Access:

14.4.2 The details of vehicle access to the site were approved as part of the outline permission ref: UTT/20/2417/OP.

14.4.3 The application was consulted to Essex County Council who are the lead local highway authority and National Highways who both confirmed that they have reviewed all supporting documentation. The highway authority and National Highways both confirm that they have no objections to the proposals from a highways and transportation perspective and that adequate accessibility and permeability has been provided without resulting in detrimental harm upon highway safety.

14.4.4 Parking:

14.4.5 Policy GEN8 of the Local Plan states that development will not be permitted unless the number, design and layout of vehicle parking places proposed is appropriate for the location as set out in the Supplementary Planning Guidance 'Vehicle Parking Standards.

14.4.6 The Adopted Council Parking Standards recommends that a maximum of one vehicle space be provided for every 50sqm of floor area. The buildings consist of a total floor area of approximately 1,334sqm and thus the proposals should have no more than 27 off street vehicle spaces. The proposals provide the provision of 39 off street vehicle spaces which is above the maximum. However, given its out of town location, it is considered most people will need to travel to the site via a private motor vehicle as although this is bus service that runs along Chelmsford Road, the site is not near bus stops. As such, the number of off-street vehicle spaces is thereby justified.

14.4.7 Refuse:

14.4.8 All appropriate size vehicles including emergency and refuse vehicles would be able to access the site. Rear access, bin storage and refuse collection points provide the means for efficient servicing. These will ensure appropriate, safe, and convenient collection of refuse and in compliance with local policy. All refuse storage points would be located within 25m carry distance.

14.4.9 The proposals comply with Policies GEN1 and GEN8 of the Adopted Local Plan and the NPPF.

14.5 C) Landscaping

14.5.1 A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including landscaping.

14.5.2 Landscape is the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment. Landscape includes landform and drainage, hard landscape such as surfacing, boundary treatments and also includes soft landscape – trees, shrubs and other planting.

14.5.3 Apart from the additional of an attenuation basin towards the front of the site, the proposals will not result in any additional soft landscaping in the form of new vegetation but will utilise the existing landscape and topographical features, and existing planting types on the boundaries to help soften the development. In this way, it will help create a coherent identity for future employers to identify with.

14.5.4 It is acknowledged that a large proportion of the site will involve hard landscaping such as the driveway, parking areas and turning areas. To break up these areas, it is recommended that an assortment of different colours or textures of hard materials is utilised to help create identity of individual areas and their functions and reduce the starkness of a single tone of material. Furthermore, it is also suggested that soft landscaping should be provided between every 4 vehicle spaces to help break up the amount of hard standing areas.

14.5.5 It is recognised that water management maintains healthy water systems and is important for effective sustainable drainage systems. In well-designed places, water features form part of an integrated system of landscape, biodiversity and drainage. This includes new water features that manage drainage and also existing watercourses. The attenuation basin towards the front of the site will most likely be empty for the majority of the time and thus consideration should be given as not to leave this area unattended and void of any features but used to enhance this feature with appropriate soft landscaping.

14.6 D) Whether the proposal would cause harm to the amenities of adjoining property occupiers

14.6.1 Policy GEN2 and GEN4 of the Local Plan states that development will not be permitted unless its design meets a variety of given criteria, including that it minimises the environmental impact on neighbouring properties by appropriate mitigating measures and that it will not have a materially adverse effect on the reasonable occupation and enjoyment of residential property.

- 14.6.2** The only building in close proximity to the site is that of the established large warehouses occupied by Active Products UK Ltd that adjoins the site to the south.
- 14.6.3** The full operations of the proposals are currently unknown in respect to hours of operation, number of vehicle movements, including deliveries or even potentially the operation of heavy machinery that may result in unwanted noise and disturbance. This is because the units within the new buildings will be leased and currently there are no agreements in place as to which businesses or companies may facilitate the units. There is also little substantial evidence before officers to indicate that the proposal would give rise to adverse effects on the conditions of neighbouring occupiers regarding vibration, air or light pollution.
- 14.6.4** However, appropriate control and mitigation of any potential noise and disturbance either during the construction or operational phases of the proposal can be appropriately regulated through the imposition of a condition requiring that a construction environmental management plan be submitted and approved by the Council prior to works commencing on the site. This will include hours of construction and measures to control dust and noise. Other measures such as appropriate lighting and hours of operation can also be controlled by way of planning conditions.
- 14.6.5** It is considered that the proposals would not result in a loss of privacy or light to the adjoining warehouse.
- 14.6.6** Due to appropriate mitigation to be imposed by conditions, the orientation of the proposals and their distance set away from nearby commercial buildings, the proposals would not result in significant harm in respect to the amenities enjoyed by adjoining users. The proposals would not be visually intrusive, nor result in a loss of privacy or natural light. In summary, the proposals would not result in unacceptable impacts such as those identified in Policy GEN2 and GEN4.

14.7 E) Other Issues

- 14.7.1** Other material planning merits such as drainage & flooding, contamination, biodiversity, air quality & pollution and archaeology have all been assessed as part of the outline planning permission whereby these matters were all found to be appropriate subject to conditions which were imposed on the outline decision notice.

15. ADDITIONAL DUTIES

15.1 Public Sector Equalities Duties

- 15.1.1** The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have

due regard to the advancement of equality in the exercise of its powers including planning powers.

15.1.2 The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

15.1.3 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application, no conflicts are raised.

15.2 Human Rights

15.2.1 There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application.

16. CONCLUSION

16.1 This application relates to the reserved matters following a decision made by the Council to allow outline planning permission for the erection of two industrial buildings together with associated engineering works.

16.2 Access to the development was approved as part of the outline application leaving the reserved matters for consideration being Appearance, Layout, Scale and Landscaping.

16.3 The details submitted as part of this reserved matters application is generally in line with that of which was indicatively approved under the outline consent.

16.4 The proposed layout of the site generally accords with the approved indicative site plan that was granted permission under the outline application. The layout, size and scale of the proposals is considered appropriate to reflect the character and appearance of the characteristics of the site and its wider context. It would integrate well with the surrounding built form and the natural environment.

16.5 The proposals comply with the guidance and standards as set out within the Uttlesford District Council's Adopted Local Plan (2005), relevant supplementary planning documents, the Great Dunmow Neighbourhood Plan, and the National Planning Policy Framework. It is thereby recommended that this reserved matters application relating to details

concerning Appearance, Scale, Layout and Landscaping be approved in association with outline permission reference UTT/20/2417/OP subject to the conditions outline below.

17. CONDITIONS

- 1** The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2** The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.

- 3** The external finishing materials of the development hereby approved shall be constructed in accordance with the details indicated on Drawing No. SOF titled External Finishes Schedule dated September 2023.

REASON: In the interest of preserving the character and appearance of the surrounding area in accordance with Policy GEN2 of the Adopted Local Plan and the National Planning Policy Frameworks.

- 4** Prior to the commencement of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

- a) means of enclosure;
- b) car parking layouts;
- c) hard surfacing materials;
- d) soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

If within a period of 5 years from the date of the planting or establishment of any tree, shrub or plant, that tree, shrub or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged

or defective, another tree, shrub or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives written consent to any variation.

REASON: The landscaping of this site is required in order to protect and enhance the existing visual character of the area and to reduce the visual and environmental impacts of the development hereby permitted, in accordance with Policies GEN2, GEN8, GEN7, ENV3 and ENV8 of the Uttlesford Local Plan (adopted 2005).

- 5** Prior to commencement of the development hereby approved, measure of renewable energy/climate control and water efficiency measures associated with the development shall be submitted to and approved in writing by the local planning authority. Thereafter, all approved measures shall be implemented prior to the occupation of the development and thereafter retained unless otherwise agreed in writing by the local planning authority.

REASON: To ensure the development is sustainable and makes efficient use of energy, water and materials and has an acceptable appearance to comply with the adopted Uttlesford Local Plan Policies ENV13 and GEN2, as well as Uttlesford District Council's Interim Climate Change Policy document (2021) and the Uttlesford Climate Change Strategy 2021-2030.